

LFC Requester:	Emily Hilla
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AGENCY BILL ANALYSIS - 2025 REGULAR SESSION

WITHIN 24 HOURS OF BILL POSTING, UPLOAD ANALYSIS TO

AgencyAnalysis.nmlegis.gov and email to billanalysis@dfa.nm.gov

(Analysis must be uploaded as a PDF)

SECTION I: GENERAL INFORMATION

{Indicate if analysis is on an original bill, amendment, substitute or a correction of a previous bill}

Date Prepared: 2/25/25 *Check all that apply:*
Bill Number: HM35 Original Correction
 Amendment Substitute

SECTION II: FISCAL IMPACT

APPROPRIATION (dollars in thousands)

Appropriation		Recurring or Nonrecurring	Fund Affected
FY25	FY26		
\$0	\$0		

(Parenthesis () indicate expenditure decreases)

REVENUE (dollars in thousands)

Estimated Revenue			Recurring or Nonrecurring	Fund Affected
FY25	FY26	FY27		
\$0	\$0	\$0		

(Parenthesis () indicate revenue decreases)

ESTIMATED ADDITIONAL OPERATING BUDGET IMPACT (dollars in thousands)

	FY25	FY26	FY27	3 Year Total Cost	Recurring or Nonrecurring	Fund Affected
Total						

(Parenthesis () Indicate Expenditure Decreases)

Duplicates/Conflicts with/Companion to/Relates to:

SECTION III: NARRATIVE

BILL SUMMARY

House Memorial 35 (HM35) calls on the New Mexico Regulation and Licensing Dept., NM Mortgage Finance Authority, the Public Regulations Commission, the Governor's Office of Housing, and the Chair of the Opportunity Enterprise and Housing Development Review board to provide recommendations to the legislature to provide a regulatory framework for mobile home park tenancies after installation of homes in a park and a rent stabilization program for mobile home residents by September 1, 2025.

FISCAL IMPLICATIONS

SIGNIFICANT ISSUES

According to the MHVillage Community Information Report, New Mexico has approximately 380 manufactured home communities, also called mobile home parks, that contain roughly 25,000 homes. More than 35,000 people live in New Mexico manufactured housing land-lease communities. San Juan County New Mexico has the highest rate of manufactured housing of any county in the entire United States. Manufactured housing is a vital source of naturally affordable housing in New Mexico and one that is at significant risk pressure for sale and redevelopment.

Residents of manufactured housing communities are particularly vulnerable to the impulses of landowners who can sell the community land or change the land use at any time, often resulting in the loss of affordable housing and displacement of vulnerable people. Thousands of these homeowners are elderly, many without secure tenancy. Because of the high cost of moving a mobile home—often \$5000 or more—many people who reside in parks that are sold are forced to sell their homes for a fraction of their market value when they are unable to afford moving fees. This leads to forced displacement which can contribute to increased mental and physical health problems, homelessness, and the need for publicly funded social services.

There is certainly a need to enhance regulatory frameworks around manufactured housing. While our office is happy to participate and provide input, the issue is also multijurisdictional, and there should likely be representation from local governments that participates as well.

PERFORMANCE IMPLICATIONS

ADMINISTRATIVE IMPLICATIONS

We anticipate that participation and development of recommendations would take around 40 hours of staff time.

CONFLICT, DUPLICATION, COMPANIONSHIP, RELATIONSHIP

TECHNICAL ISSUES

OTHER SUBSTANTIVE ISSUES

ALTERNATIVES

WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL

AMENDMENTS